



CITY OF DULUTH

Planning Division

411 W 1st St, Rm 208 * Duluth, Minnesota 55802-1197
Phone: 218/730.5580 Fax: 218/723-3559

STAFF REPORT

File Number	PL 13-162	Contact	Jenn Reed Moses, jmoses@duluthmn.gov
Application Type	Quick Plat	Planning Commission Date	January 14, 2014
Deadline for Action	Application Date	December 5, 2013	60 Days February 3, 2014
	Date Extension Letter Mailed	December 11, 2013	120 Days April 4, 2014
Location of Subject	210-218 W. Michigan St.		
Applicant	Duluth Transit Authority	Contact	jheilig@duluthtransit.com - 722-4426
Agent	Jim Heilig	Contact	jheilig@duluthtransit.com - 623-4316
Legal Description	010-0410-01200,01170,01150,01130,01110,01090		
Site Visit Date	N/A	Sign Notice Date	N/A
Neighbor Letter Date	N/A	Number of Letters Sent	N/A

Proposal

This application is for the Quick Plat of the Wells Fargo ramp parcels and the Salter Building Parcel. It joins lots 1 to 12 of block 10, Central Division of Duluth along with two unplatted parcels into one parcel.

	Current Zoning	Existing Land Use	Future Land Use Map Designation
Subject	MU-C	Parking Ramp/Commercial	Central Business Primary
North	F-8	Commercial/Office	Central Business Primary
South	MU-C	Parking Lot	Central Business Primary
East	MU-C	Parking Ramp	Central Business Primary
West	F-8	Commercial/Office	Central Business Primary

Summary of Code Requirements (reference section with a brief description):

50-33.1 General: All subdivisions, plats, and replats, shall create lots consistent with the requirements of the zone district within which the zone is located.

50-33.4 General Lot Design and Layout- A. All lots shall have frontage on a public street.

50-37.5.E.3. The planning commission shall approve the application, or approve it with modifications, if it determines that the application:

- (a) Is consistent with all provisions of MSA 462.358 and 505 or 508, as applicable;
- (b) Each resulting lot or parcel meets all of the dimensional requirements for the zone district in which the property is located;
- (c) Each resulting lot or parcel has access to a public street.

Comprehensive Plan Findings (Governing Principle and/or Policies) and Current History (if applicable):

Governing Principle #7: Create and maintain connectivity. This includes transit systems.

Future Land Use - Central Business Primary: Encompasses a broad range of uses and intensities - Governmental campus, significant retail, entertainment and lodging, opportunities for high-density housing, central plaza, public/open space, public parking facilities.

Discussion (use numbered or bullet points; summarize and attach department, agency and citizen comments):

Staff finds that:

- 1.) Applicant proposes to combine 14 parcels into 1 parcel. The new parcel will be used for the DTA multimodal facility.
- 2.) The proposed lot has street frontage on three sides and meets requirements for the MU-C district.
- 3.) The attached exhibit demonstrates compliance with Minnesota statutes 462.358 and 505 or 508, as applicable. Per these statutes, applicant will need to prepare a plat meeting the requirements of 505 or a Registered Land Survey meeting the requirements of 508 and follow filing procedures with St. Louis County.
- 4.) Approval of this quick plat signifies that City of Duluth UDC standards are met. St. Louis County may have additional requirements.
- 5.) This subdivision approval lapses if not recorded with St. Louis County within 90 days. Applicant must provide the City with proof of recording.
- 6.) No public, agency, or City comments were received.

Staff Recommendation (include Planning Commission findings, i.e., recommend to approve):

Based on the above findings, Staff recommends that Planning Commission approve, the Quick Plat, subject to the following conditions:

- 1.) A plat or Registered Land Survey be prepared according to MSA 505 or 508, and filed with St. Louis County within 90 days.
- 2.) Any alterations to the approved plans that do not alter major elements of the plan may be approved by the Land Use Supervisor without further Planning Commission; however, no such administrative approval shall constitute a variance from the provisions of Chapter 50.

Attachments (aerial photo with zoning; future land use map; site plan; copies of correspondence)



City Planning

PL 13-159 and 13-161

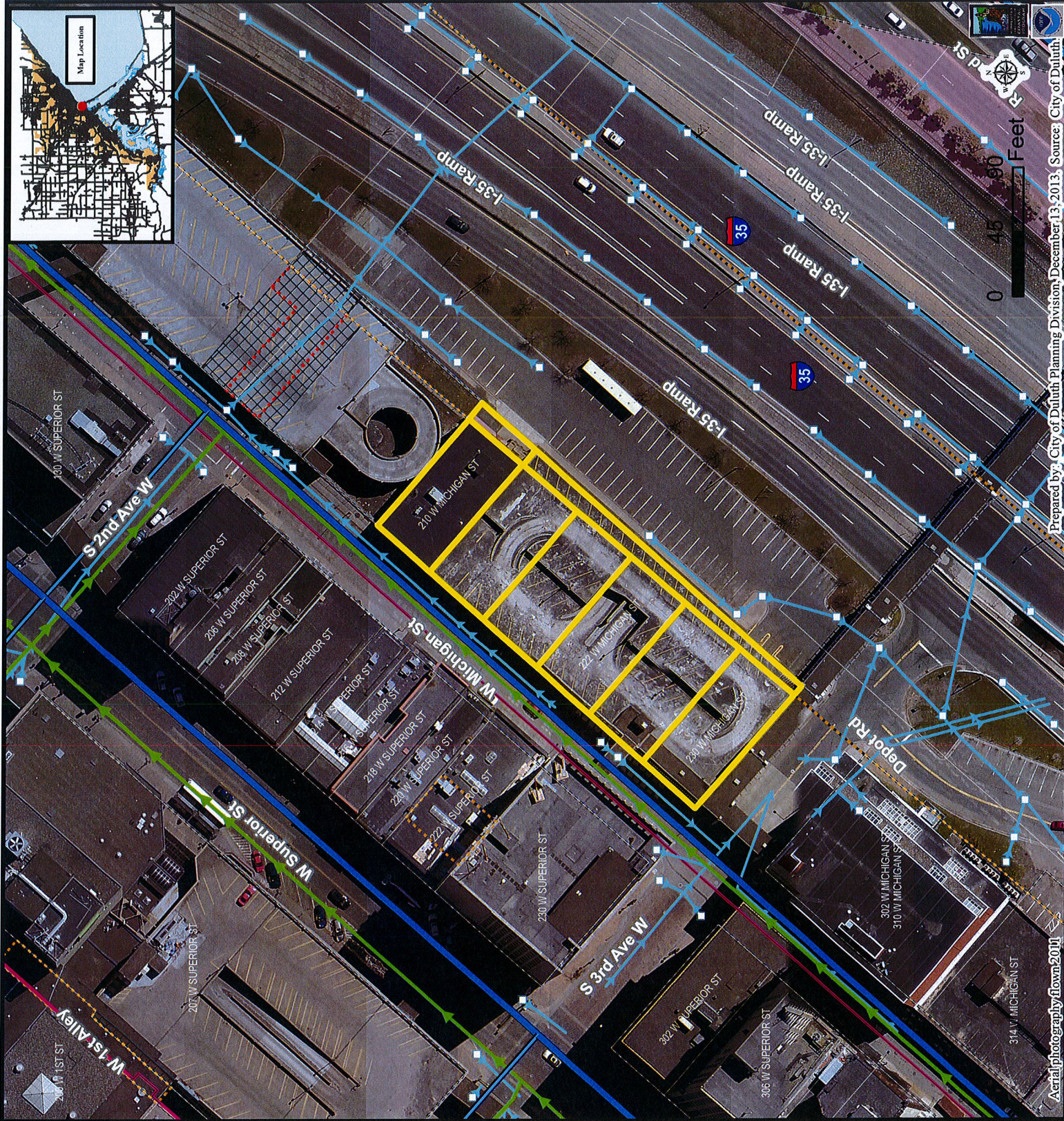
Quick Plat/Concurrent Use Permit

210 W Michigan Street

Legend

Stream Type	
	Trout Stream (GPS)
	Other Stream (GPS)
Water Distribution System	
	30 - 60" Water Pipe
	16 - 24" Water Pipe
	4 - 6" Water Pipe
Sanitary Sewer Collection System	
	Sanitary Sewer Collector
	Sanitary Sewer Interceptor
	Sanitary Sewer Forced Main
	Storage Basin
	Pump Station
Gas Distribution Main	
	8" - 16" Gas Pipes
	4" - 6" Gas Pipes
	0" - 4" Gas Pipes
Storm Sewer Collection System	
	Storm Sewer Pipe
	Storm Sewer Catch Basin
	Discharge_Points
Right-of-Way Type	
	Road or Alley ROW
	Vacated ROW
Easement Type	
	Utility Easement
	Other Easement
Shoreland Overlay Zone	
	Cold Water
	Natural Environment
	General Development
Floodplain Type	
	General Flood Plain
	Flood Way
	Flood Fringe

The City of Duluth has tried to ensure that the information contained in this map or electronic document is accurate. The City of Duluth makes no warranty or guarantee concerning the accuracy or reliability. This drawing/data is neither a legally recorded map nor a survey and is not intended to be used as one. The drawing/data is a compilation of records, information and data located in various City, County and State offices and other sources affecting the area shown and is to be used for reference purposes only. The City of Duluth shall not be liable for errors contained within this data provided or for any damages in connection with the use of this information contained within.

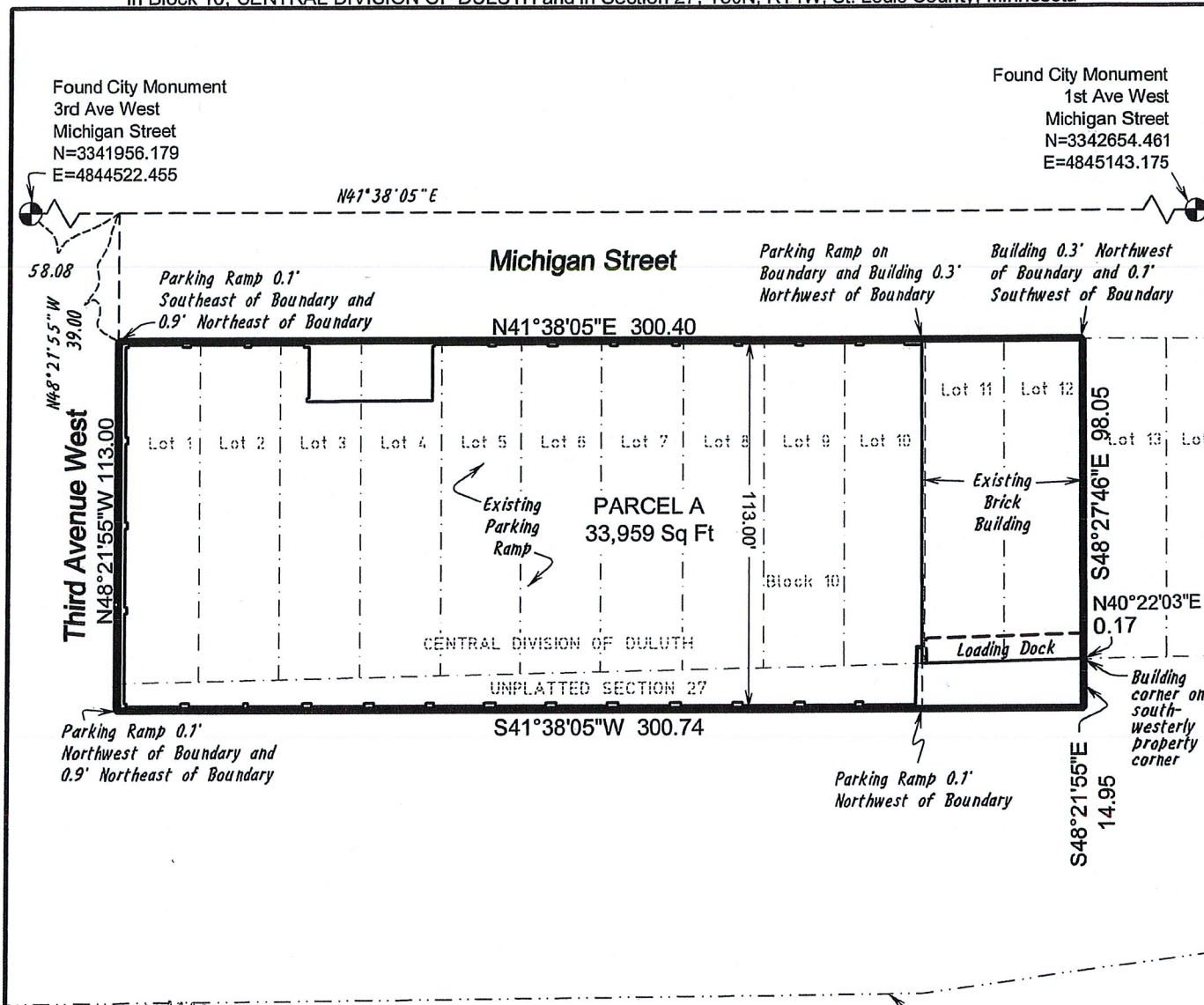


Aerial photography from 2011

Prepared by: City of Duluth Planning Division, December 13, 2013. [Source] City of Duluth

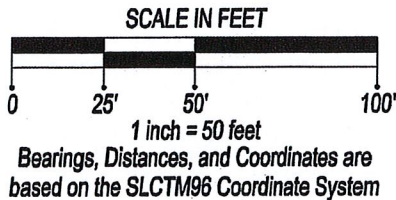
CITY OF DULUTH QUICK PLAT

in Block 10, CENTRAL DIVISION OF DULUTH and in Section 27, T50N, R14W, St. Louis County, Minnesota



TH35

Line Three
Per Deed #1181834
found in the St. Louis
County Records Office



LEGEND

- QUICK PLAT BOUNDARY
- - - EXISTING PLAT LINE
- MNDOT ROW LINE
- - - EXISTING PARCEL LINE

SHEET 1 OF 3

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.

Date: 11/24/2013
DAVID SZYSZKOSKI
MINNESOTA LICENSE NO. 47046



ENGINEERS • SURVEYORS • PLANNERS
SALO ENGINEERING, INC.
4560 Norway Pines Place • Duluth, MN 55802
SALO JOB NUMBER: L3303G ph 218/727-8796

City of Duluth Quick Plat
South of Michigan Street
bet. 2nd & 3rd Ave West
For : LSA Design, Inc

CITY OF DULUTH QUICK PLAT

in Block 10, CENTRAL DIVISION OF DULUTH and in Section 27, T50N, R14W, St. Louis County, Minnesota

Legal Descriptions per St. Louis County Recorder Document 966135 :

Lots Eleven (11) and Twelve (12), Block ten (10), CENTRAL DIVISION OF DULUTH, excepting the Westerly Eight (W'y 8) inches of Lot 11 and excepting that part of Lot 12 described as follows: beginning at a point on the Northerly boundary line of said Lot 12 at the corner intersection of Lots 12 and 13 in said Block, running thence Westerly along said Northerly line of Lot 12 a distance of 4 inches; thence Southerly in a straight line to a point on Southerly line of said Lot 12 a distance of 2 inches Westerly from the corner intersection of Lots 12 and 13 in said Block; thence Easterly along a Southerly line of said Lot 12 to corner intersection of Lots 12 and 13; thence Northerly along Easterly line of said Lot 12 to beginning, according to the recorded plat thereof.

AND

That portion of the unplatted portion of GOVERNMENT Lot 3, SECTION 27, TOWNSHIP 50 North of RANGE 14 West of the Fourth Principal Meridian lying between the Southeasterly line of Block 10 of Central Division of Duluth, according to the original plat thereof on file and of record in the office of the Register of Deeds, St. Louis County, Minnesota, in Book 'A' of Plats, page 117, and a line parallel with and distant one hundred thirteen (113) feet Southeasterly measured at right angles from the Northwestern line of said Block 10 and lying between a Southeasterly extension of the Southwesterly line of Lot 11 of said Block 10 and a Southeasterly extension of the Northeasterly line of Lot 12 of said Block 10, according to the United States Government survey thereof, situated in the County of St. Louis, State of Minnesota.

AND

Legal Descriptions per St. Louis County Recorder Document 1067558 :

Lots One (1) and Two (2), in Block Ten (10), CENTRAL DIVISION OF DULUTH.

AND

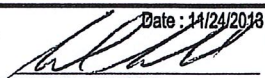
Those portions of the unplatted portion of the Northeast Quarter of Southwest Quarter (NE 1/4 of SW 1/4), and the unplatted portion of Government Lot Three (3), Section 27, Township Fifty North of Range 14 West of the Fourth Principal Meridian lying between the Southeasterly line of Block Ten (10) of Central Division of Duluth, and a line parallel with and distant one hundred thirteen (113) feet Southeasterly, measured at right angles from the Northwestern line of said Block Ten (10) and lying between a Southeasterly extension of the Southwesterly line of Lot One (1) of said Block Ten (10) and a Southeasterly extension of the Northeasterly line of Lot Ten (10) of said Block Ten (10).

AND

Lots Three (3), Four (4), Five (5), Six (6), Seven (7), Eight (8), Nine (9), and Ten (10) and the West 8 inches of Lot Eleven (11), Block Ten (10), CENTRAL DIVISION OF DULUTH.

SHEET 2 OF 3

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.

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